

**6.06.00**            **DISTRICT REGULATIONS - NAVARRE BEACH**

6.06.01            Purpose and Intent: The purpose and intent of this section is to implement the Santa Rosa County Comprehensive Plan in order to:

Achieve the highest quality of life on Navarre Beach, consistent with sound land development, economic, social, environmental and energy conditions;

To protect the health, safety and welfare of the residents of Navarre Beach;

To maintain, restore and enhance the environmental quality of Navarre Beach;

Recognize the unique and distinguishing characteristics of Navarre Beach as a barrier island buffer, protecting unincorporated mainland areas of the County from the hazardous and damaging effects of hurricanes and storm surges and as an important economic resource for the citizens of Northwest Florida;

Protect, promote and improve public health, safety, comfort, order, appearance, convenience, morals and the general welfare of present and future inhabitants and visitors to Navarre Beach;

Divide the entire jurisdiction of Navarre Beach into districts of such number, shape and size as may be deemed by the Board of County Commissioners to be the best suited to carry out the purpose of this ordinance;

Regulate, determine and establish within these districts:

Height, number of stories, size, bulk, location, construction, repair, reconstruction, alteration and use of buildings and other structures for trade commerce, residence and other purposes;

Use of land and water for trade, residence, recreation and other purposes;

Size of yards, courts, and other open spaces;

Percentage of lot that may be occupied including structures and impervious materials;

Density of population;

Uses and types and sizes of structures in those areas subject to seasonal or periodic flooding, so that danger to life, property and the environment in such areas will be minimized; and

6.06.02            Jurisdiction: The area subject to these regulations (Section 6.06.00 through 6.08.09) shall be that portion of Santa Rosa Island under the jurisdiction of the Board of County Commissioners known as Navarre Beach.

**6.07.00**      **DISTRICTS AND BOUNDARIES - NAVARRE BEACH:** In order to regulate and limit the height and size of buildings, to regulate and determine the areas of open space within and surrounding buildings; to classify, regulate and restrict the location of trades and commerce; and the location of buildings designed for specified commercial, business, residential and other uses. Navarre Beach shall be divided into nine respective districts. The districts are:

NB-SF	One dwelling unit per platted lot
NB-MHD	Zero to four dwelling units per platted lot
NB-MD	Medium density residential - 0-10 DU/acre
NB-HD	High density residential - 0-30 DU/acre
NB-C	Commercial
NB-PMUD	Hotel/motel, residential, commercial – 0-30 DU/acre
NB-CON/REC	Parks, public access, and wetlands
NB-U	Utilities

A Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 800 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico.

**6.07.01**      **NB – Single Family (SF) (0-1 DU Per Platted Lot).** Intent and Purpose of District: This district is intended to be a low population density area. Certain structures and uses required to serve utilities and non-commercial recreational needs of such areas are also permitted in this district.

A.      **Uses Permitted**

1. Residential Dwellings.
2. Home Occupations.
3. Public utility and service structures including but not limited to water, sewer, fire and police uses.
4. Public parks and recreational areas (see Con/Rec).
5. Buildings used exclusively by federal, state or county government for public uses.

B. Special Exceptions

1. Tennis centers and swimming centers, with customary attendant facilities and accessory buildings.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Buildings Requirements

1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30 feet.
2. Side Yard Requirements. Canal lot - 7.5 feet; Interior lot - 7.5 feet; Gulf lot - 10 feet.
3. Rear Yard Requirements. Canal lot - 15 feet; Interior lot - 15 feet; Gulf lot - 15 feet. However, if sound front, the building line shall be a minimum of 50 feet from the mean high water line.
4. Building Height Line. No building shall exceed three habitable stories.
5. Each dwelling unit shall have a minimum floor area of 1,500 square feet if Gulf front and 1,000 square feet if non-Gulf front.
6. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

E. Signs - See Article 8/Section 8.14.00.

6.07.02 NB – Medium High Density (MHD) (0-4 DU's Per Platted Lot). Intent and Purpose of District: This district is intended to be a medium population density residential area that recognizes the desirability of maintaining open space.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Residential dwelling units, single family, two family, multiple family - no more than 4 dwelling units per platted lot.

B. Special Exceptions

1. Any special exceptions allowed in the preceding districts.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30

feet.

2. Side Yard Requirements. Canal lot - 7.5 feet; Interior lot - 7.5 feet; Gulf lot - 10 feet.
3. Rear Yard Requirements. Canal lot - 15 feet; Interior lot - 15 feet; Gulf lot - 15 feet. However, if sound front, the building line shall be a minimum of 50 feet from the mean high water line.
4. Building Height Line. No building shall exceed three habitable stories.
5. Each dwelling unit shall have a minimum floor area of 1,500 square feet if Gulf front and 1,000 square feet if non-Gulf front.
6. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

E. Signs - See Article 8/Section 8.14.00.

F. Landscaped Open Space: All multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

6.07.03 NB - Medium Density (MD) (0-10 DU's per acre). Intent and Purpose of District: This district is intended to be primarily a medium population density residential area.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Single and multifamily residential dwelling units of no more than ten dwelling units per acre.

B. Special Exceptions

1. Any special exception allowed in the preceding district.
2. Private Marina.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Maximum Building Footprint. 25% of lot area.

2. Front Yard Requirements. 30 feet.
3. Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from the rear property line.
4. Side Yard Requirements. 15 feet.
5. Building Height Line
  - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
  - b. Outside Commercial Core Area: No building shall exceed three (3) habitable stories plus one (1) additional story for parking. For those parcels which are leased as of the adoption of this section, the building height line shall be six (6) total stories including parking.
6. Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.
7. Impervious Cover. 80% of lot area.

E. Signs - See Article 8/Section 8.14.00.

F. Landscaped Open Space. All multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

6.07.04 NB - High Density (HD) (0-30 DU's per acre). Intent and Purpose of District: This district is intended to be primarily a high population density residential area. This district shall be limited to the Commercial Core Area only.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Single and multi-family residential dwelling units of no more than 30 dwelling units per acre.

B. Special Exceptions

1. Any special exception allowed in the preceding district.
2. Private Marina.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Maximum Building Footprint.

- a. 1-4 stories - 25% of lot area;
- b. 5-7 stories - 23% of lot area;
- c. 8-9 stories - 21% of lot area;
- d. Over 9 stories - 19% of lot area.

2. Front Yard Requirements. 30 feet.

3. Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from crest of primary dune line.

4. Side Yard Requirements. 15 feet.

5. Building Height Line. No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.

6. Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

7. Impervious Cover. 80% of lot area.

E. Signs - See Article 8/Section 8.14.00.

F. Landscaped Open Space: All multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

6.07.05 NB - Commercial District (C). Intent and Purpose of District: This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

A. Uses Permitted

1. Any use permitted in the preceding district.

2. Any retail business, provided that the products are displayed and sold on the premises.
3. Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.
4. Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.
5. Indoor theaters.
6. Commercial piers and marinas.

B. Special Exceptions

1. Any special exception allowed in the preceding districts.
2. Hotels and motels.

C. Off-street Parking and Loading Regulations - See Section 6.08.06.

D. Traffic Requirements. No entrances or exits shall direct traffic into adjacent residential districts.

E. Screening Adjacent to Residential Districts: Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.

F. Landscaped Open Space: All commercial and/or multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

G. Density, Site and Building Requirements: Density, residential site and building requirements shall be the same as for the HD district, except the allowable residential density outside of the Commercial Core Area shall be 18 dwelling units per residentially developed acre. Residential uses within this district shall be allowed when part of a predominantly commercial development (a minimum of 50% land area devoted for commercial activities) or a multi-story structure with residential units above the first floor.

1. Yard Requirements. Rear Yard - 25 feet; Side Yard - 10% of lot; Front Yard - 25 feet. Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures.
2. Building Height Line
  - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
  - b. Outside Commercial Core Area: No building shall exceed four (4) habitable stories plus one (1) additional story for parking.
3. Impervious Cover. 80% of lot area.
4. Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

H. Signs - See Article 8/Section 8.14.00.

6.07.06 NB – Planned Mixed Use Development (PMUD) (0-30 DU's per acre).  
 Intent and Purpose of this District: To promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. This district shall be limited to the Commercial Core Area only.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Hotels and Motels.
3. Recreational and parking uses.

B. Special Exceptions

1. Any special exception allowed in the preceding district.

C. Off-street Parking Requirements – See Section 6.08.06.

D. Density, Site and Building Requirements. Use within this district shall be approximately 70% residential and 30% commercial (includes tourist-related and public uses) based upon the total buildable area (acreage) within the district. For the purposes of calculating the residential/commercial mix required for this district, commercial use shall include all acreage utilized for commercial and public (tourist-related) activities including parking areas when utilized for commercial parking requirements.

1. Density. Allowable dwelling units within this district shall be 30 units per acre.



2. Maximum Building Footprint. 30% of the lot area.
3. Front Yard Requirements. 30 feet.
4. Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from crest of primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures.
5. Side Yard Requirements. 15 feet.
6. Building Height Line. No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
7. Impervious Cover. 80% of lot area.
8. Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.
9. Hotels/Motels. Facilities shall be provided such as a restaurant(s), swimming pool(s), dune walkovers, a boardwalk and activity centers for both adults and children and other facilities/services associated with a family destination resort. No more than 20% of the units may be used for permanent residents. Tenancy of at least 80% of the units shall be limited to fourteen (14) consecutive days.

E. Signs. See Article 8/Section 8.14.00.

F. Landscaped Open Space: All multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

6.07.07 NB Conservation/Recreation (Con/Rec). Intent and Purpose of District: The Conservation/Recreation District is intended to preserve and maintain the land within this district for outdoor recreational uses and open space. These lands shall also include wetlands and environmentally sensitive areas of the beach.

A. Uses Permitted

1. Bird and wildlife sanctuaries.
2. Public utilities and service structures allowed in other districts.
3. Parks and greenbelt areas.
4. Public parking.

5. Beach access boardwalks.
6. Picnic areas.
7. Boat launching areas.
8. Public restrooms.
9. Commercial activities for use of public utilizing the site.

**6.07.08 NB – Utilities (U).** Intent and Purpose of District: This district is composed of lands and structures used primarily for public utilities and service structures.

A. Uses Permitted:

1. Public utility and service structures including, but not limited to, water, sewer, fire and police uses.
2. Public parks and recreational areas.
3. Buildings used exclusively by federal, state or local government for public uses.

B. Off Street Parking Requirements: See Section 6.08.06

C. Site and Building Requirements:

1. Yard Requirements - rear yard - 25 feet side yard - 10% of lot front yard - 25 feet Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line.

D. Signs: See Article 8, Section 8.14.00.

*Modified: Ord. No. 93-04, 2-11-93; Ord. No. 96-30, 10-24-96; Ord. No. 98-06, 5-14-98; Ord. No. 98-17, 10-22-98; Ord. 04-35, 11-29-04*

**6.08.00 GENERAL REGULATIONS - NAVARRE BEACH**

**6.08.01 Nonconforming Uses:** The lawful use of a building or land existing for which an existing lease entered into with Santa Rosa County provides for or for which a building permit has been granted as of the date of adoption of this ordinance shall not be affected by this ordinance, although such does not conform to the provisions of this ordinance.

Setbacks as established by the restrictive covenants of any subdivision recorded prior to the effective date of this ordinance shall take priority over the setbacks as established by this ordinance.

6.08.02      Land Development Certificate: Before a building shall be added to, erected, reconstructed, structurally altered, moved, removed or demolished, a land development permit shall be obtained from the Director after approval by the Board of County Commissioners or in the case of single family homes, the Director. The permit shall be on a form provided by the Director (except for those single-family homes, or portions thereof, located waterward of the CCCL, which shall require approval of the BCC). Said permit shall be obtained prior to issuance of any building permit.

The Board of County Commissioners may establish by resolution a fee schedule for activities required by this ordinance. The fee schedule may be amended from time to time by resolution of the Board of County Commissioners.

Each application for a Land Development Permit shall be accompanied by a plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the size, shape, height and location of the building to be erected, dimensions and location of existing buildings, and width of front, side and rear yards and conforming to the requirements of Section 4.04.06.

A Land Development Permit shall be valid for the issuance of a building permit for one year after issuance. After that time a new permit must be obtained. A record of the application and plot plan shall be kept in the files of the Director for a period of not less than 3 years.

The Director may revoke a Land Development Permit issued in a case where there has been a false statement or misrepresentation in the application or on the plot plan for which the certificate was issued.

6.08.03      Buildings to Conform: No building shall be erected, reconstructed or structurally altered or land be used which does not comply with the regulations established for the district in which the building or land is located. Any building hereafter erected, reconstructed or structurally altered, shall not encroach upon the minimum yards and other open spaces, including the intensity of use provisions, contained in this ordinance. (Every principal building shall front on a street.) No accessory building shall be erected in any front or side yards, shall not occupy more than 25% of the rear yard area. Accessory buildings shall not exceed fifteen feet in height.

6.08.04      Septic Tanks: No septic tanks are allowed.

6.08.05      Fences: Maximum heights for fences constructed in residential, hotel and commercial districts, excluding fences for solid waste receptacles shall be:

	<u>Solid Fences</u>	<u>Open Wire Fences</u>
Front Yard	4'	5'
Side Yard	4'	6'
Rear Yard	4'	6'

Solid waste receptacles, such as thirty (30) gallon trash cans, ninety (90) gallon carts, or dumpsters, shall have an enclosure to conceal the receptacles from the road; yet provide access to solid waste haulers. The enclosure (fence) may be over the maximum height stated above for the residential districts to successfully conceal said receptacle and shall be designed to compliment the building it services. The enclosure shall have dimensions and height to solely conceal the said receptacle.

There shall be no maximum height for fences in commercial districts except that barbed wire is permitted only on top of a six foot high solid or chain fence.

Where a commercial district is adjacent to a residential district, a fence may be constructed to a maximum height of eight feet on the property line contiguous to a commercial district. Chain link fences shall not be allowed unless approved by the Board of County Commissioners.

6.08.06      Parking: Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

A.      Residential Districts:

NB-SF	2 spaces per dwelling unit
NB-MHD-	1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
NB-MD-	1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
NB-HD-	1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
NB-C-	1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
NB-PMUD-	1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over

B.      Office Buildings: One space for each 200 square feet of gross floor area in the building.

C. Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

D. Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

E. Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

F. Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.

G. Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

H. Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.

I. Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

6.08.06 High Density and Commercial Construction Projects. All commercial, hotel, and high-density residential construction projects shall make provisions for adequate onsite or offsite parking for all construction related and construction worker vehicles. Such parking may not be on a public right-of way. This requirement shall apply to all future projects and all projects in existence as of the date of adoption of this section.

6.08.07 Maintenance Associations: All multiple owner residential or commercial projects are required to have Maintenance Associations approved by the County.

6.08.08 Lease Agreements: In addition to this ordinance all development on Navarre Beach shall be subject to the relevant lease agreement between the leaseholder and Santa Rosa County and all other regulations established by Santa Rosa County. The allowance of any building or use under this ordinance shall not establish a property interest or be considered as approval for a leaseholder to construct or develop said building or use.

All development on Navarre Beach must also be provided for in the lease agreement between Santa Rosa County and the leaseholder.

6.08.09        Mobile Homes: Mobile homes are not permitted on Navarre Beach.

6.08.10        Measurement of Setbacks: All required setbacks from the Sound shall be measured from the mean high water line existing at the time of application.

6.08.11        Public Access: When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access.

6.08.12        Guidelines for Construction in Navarre Beach Canals: Docks or boardwalks shall be no higher than the seawall or protrude more than four (4) feet over the water from the seawall. Width shall not exceed into side yard setbacks. Docking pilings may be set in the canal and shall be no further from the seawall than twenty-five (25) percent of the width of the canal. Docking pilings set in the canal shall be limited to four (4) per lot and shall not exceed eight (8) feet in height above the height of the seawall. Any structure and boat combined shall not exceed the above states boundaries (25% of the canals). No structure shall include sidewalls or roof as these may infringe on adjacent property owners water view.

6.08.13        Refuse Collection and Storage

A.     Receptacles. Residential solid waste will be stored in either a thirty (30) gallon outside trash can, a ninety (90) gallon cart, or a dumpster. All receptacles must have a lid which is permanently secured to the receptacle or enclosure.

B.     Capacity. Each residential unit owner will provide a minimum of thirty (30) gallons of solid waste storage per number of bedrooms in the unit.

C.     All residential units and commercial businesses on Navarre Beach will have a container or enclosure large enough to hold, contain, and conceal solid waste receptacles. The container or enclosure will be constructed to conceal the receptacles from the road and provide access to solid waste haulers. Enclosures and containers shall be designed and landscaped to compliment the unit(s) they service.

D.     All solid waste materials must be stored inside an authorized receptacle for pickup. The enclosures and containers must be kept clean and sanitary at all times.

*Modified: Ord. 93-04, 2-11-93; Ord. 93-22, 11-22-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-12, 8-27-98; Ord. 98-17, 10-22-98; Ord. 04-35, 12-7-04*